



To the Honorable Council
City of Norfolk, Virginia

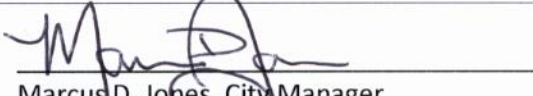
February 9, 2016

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exceptions to operate an entertainment establishment with alcoholic beverages and for the sale of alcohol for off-premises consumption at 4300 Colley Avenue – Mack's Barge**

Reviewed: 
Peter H. Chapman, Deputy City Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number:

R-22

I. **Staff Recommendation:** Approval.

II. **Commission Action:**

- By a vote of 7 to 0, the Planning Commission recommends Approval.
- At the public hearing, the applicant agreed to additional conditions pertaining to hours that the outdoor dining on the rear deck would be available as well as limiting the hours that recorded music could be played on the rear deck.

III. **Requests:**

- Special Exception to operate an entertainment establishment with alcoholic beverages
- Special Exception for the sale of alcohol for off-premises consumption

IV. **Applicant:** Geoff and Pamela Fout

V. **Description:**

	Proposed
Hours of Operation, for the Sale of Alcoholic Beverages for On-Premises Consumption, and Entertainment	11:00 a.m. until 2:00 a.m., Monday through Friday 10:00 a.m. until 2:00 a.m., Saturday and Sunday
Hours for the Sale of Alcoholic Beverages for Off-Premises Consumption	11:00 a.m. until 12:00 midnight, Monday through Friday 10:00 a.m. until 12:00 midnight, Saturday and Sunday
Capacity	213 seats indoors 82 seats outdoors 354 total capacity
Entertainment	<ul style="list-style-type: none">• 5 member live band• Karaoke• Comedian• Poetry Reading

Staff point of contact: Susan Pollock at 664-4765, susan.pollock@norfolk.gov

Attachments:

- Staff Report to CPC dated January 28, 2016 with attachments
- Proponents and Opponents
- Ordinances
- Letter of support from the Colonial Place Civic League
- Letter of opposition from Highland Park Civic League

Planning Commission Public Hearing: January 28, 2016

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Susan Pollock Hart, CFM

Staff Report	Item No. 19	
Address	4300 Colley Avenue	
Applicant	Mack's Barge	
Requests	Special Exceptions	a. Entertainment establishment b. Sale of alcoholic beverages for off-premises consumption
Property Owner	Circle Six Corporation	
Site Characteristics	Site/Building Area	21,521 sq. ft./4,357 sq. ft.
	Future Land Use Map	Commercial
	Zoning	C-2 (Corridor Commercial)
	Neighborhood	Highland Park
	Character District	Traditional
Surrounding Area	North	C-2: Mixed use building; Lou's Bar with unit above
	East	R-8 (Single-Family): Knitting Mill Creek and single-family homes
	South	C-2: Bread of Life Ministries
	West	C-2: Seeley Florist, Sam's Sub Shop, Cogan's Pizza



A. Summary of Request

- The site is located on the east side of Colley Avenue just south of 44th Street.
- The applicant, Mack's Barge, proposes to open a new entertainment establishment and sell alcoholic beverages to its patrons.

B. Plan Consistency

The proposed special exceptions are consistent with *plaNorfolk2030*, which designates this site as commercial.

C. Zoning Analysis

i. General

- O'Sullivan's Wharf, an entertainment establishment, has operated from this site since 1975 and is legally nonconforming as to the sale of alcoholic beverages and entertainment.
- The applicant, Mack's Barge, proposes to expand the outdoor dining to the rear and south of the building.
 - The proposed expansion requires the applicant to obtain a special exception.

	Proposed
Hours of Operation and hours for the Sale of Alcoholic Beverages and Entertainment	11:00 a.m. until 2:00 a.m., Monday through Friday 10:00 a.m. until 2:00 a.m., Saturday and Sunday
Capacity	213 seats indoors 82 seats outdoors 354 total capacity
Entertainment	<ul style="list-style-type: none">• 5 member live band• Karaoke• Comedian• Poetry Reading

ii. Parking

- The site is located in the Traditional Character District which requires one parking space per 175 building square footage.
 - 23 parking spaces are required and 32 are provided on site.

iii. Flood Zone

- The property is located in the AE (High Risk) Flood Zone.
- Any substantial improvements or additions are made to the structure must comply with appropriate development standards.

D. Transportation Impacts

No new trips are forecast related to the proposed redevelopment of the existing restaurant use on the site.

E. Historic Resources Impacts

The site is not located within a federal, state, or local historic district.

F. Public School Impact

The site is located in the Larchmont Elementary School, Blair Middle School and Maury High School Districts.

G. Environmental Impacts

The new dumpster enclosure will be screened and landscaping installed along the base.

H. Surrounding Area/Site Impacts

- Over the past year there have been nine calls for police service with no arrests made.
 - The call for service concerned a larceny report.

I. Payment of Taxes

The owner of the property is current on all real estate taxes.

J. Civic League

Notice was sent to the Highland Park and Colonial Place/Riverview Civic Leagues on December 16.

K. Communication Outreach/Notification

- Legal notice was posted on the property on December 15.
- Letters were mailed to all property owners within 300 feet of the property on January 15.
- Legal notification was placed in *The Virginian-Pilot* on January 14 and January 21.

L. Recommendation

Staff recommends **approval** of the special exception request subject to all of the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m., Monday through Friday and from 10:00 a.m. until 2:00 a.m. on Saturday and Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted
- (b) The seating for the establishment shall not be less than 150 seats indoors, shall not be more than 145 seats outdoors, and the total occupant capacity, including employees, shall not exceed 354 people. The use authorized by this special exception shall not commence until a certificate

of occupancy reflecting these limits has been issued by the Department of Planning.

- (c) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B." Any tables, chairs, booths, stools or other movable furniture may be relocated provided that it remains only within the shaded areas, and the unshaded accesses, aisles, and other areas shown on the floor plans shall remain unobstructed.
- (d) No smoking shall be permitted anywhere in the outdoor dining areas.
- (e) No portion of any outdoor dining shall be enclosed and any covering must leave the dining space open on at least three sides and no portion of the outdoor dining area shall be heated or cooled.
- (f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (g) Entertainment shall be limited to live bands having no more than 5 members, karaoke, comedian and poetry reading. No other form of entertainment is permitted.
- (h) There shall be no dancing and no dance floor provided.
- (i) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (j) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (k) The establishment shall maintain a current, active business license at all times while in operation.

- (l) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (m) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (n) Dumpster(s) shall not be located within any required front yard or corner side yard and shall be gated and shielded from view from any public right-of-way by opaque masonry or concrete walls (exclusive of that area needed for accessibility for trash removal) designed to be compatible with the principal building that it serves.
- (o) Trashcan receptacles shall be screened by a trash enclosure to meet the following standards:
 - a. The trash enclosure shall not be located within any required front yard or corner side yard.
 - b. The trash enclosure shall be installed where indicated on the site plan marked as "Exhibit C" and attached hereto and shall include a six (6) foot solid wood fence with a locking gate and a concrete walkway, as shown in "Exhibit C".
- (p) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (q) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (r) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (s) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding

upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (t) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (u) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (v) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (w) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (x) A binder or folder containing documentation relating to the operation of the establishment shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:
 - (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);

- (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (y) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 266 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p. m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (z) The written security plan submitted to the City as part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Attachments

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Highland Park and Colonial Place/Riverview Civic Leagues

Proponents and Opponents

Proponents

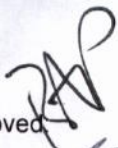
Rick Henn
1400 Granby Street
Norfolk, VA 23510

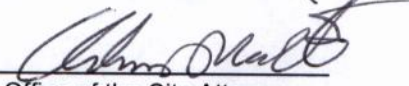
Richard Levin
610 Pembroke
Norfolk, VA 23517

Emilio Sousa
241 W. 22nd Street
Norfolk, VA 23517

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN ENTERTAINMENT ESTABLISHMENT WITH ALCOHOLIC BEVERAGES KNOWN AS "MACK'S BARGE" ON PROPERTY LOCATED AT 4300 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Mack's Barge BAD, LLC authorizing the operation of an entertainment establishment with alcoholic beverages named "Mack's Barge" on property located at 4300 Colley Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 175 feet, more or less, along the eastern line of Colley Avenue beginning 50 feet, more or less from the southern line of 44th Street and extending southwardly; premises numbered 4300 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment, for the sale of alcoholic beverages, and for entertainment shall be limited to 11:00 a.m. until 2:00 a.m. the following morning Monday through Friday and 10:00 a.m. until 2:00 a.m. the following morning on Saturday and Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not be more than 213 seats indoors, not more than 82 seats outdoors, and the total occupant capacity, including employees, shall not exceed 354 people.
- (c) No amplified sound shall be permitted in any

outdoor area, including the outdoor dining area on the deck adjacent to the water, after 10:00 p.m. Sunday through Thursday nor after 11:00 p.m. on Friday and Saturday.

- (d) No use of the outdoor dining area on the deck adjacent to the water shall be permitted after 11:00 p.m. Sunday through Thursday nor after 12:00 midnight on Friday and Saturday.
- (e) No smoking shall be permitted anywhere in the outdoor dining area.
- (f) No portion of the outdoor dining area shall be enclosed and any covering must leave the dining space with open ventilation on at least three sides.
- (g) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation or management of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier. Notwithstanding the above, no violation of this condition shall be deemed to have occurred if the only change in management is a result of one or more of the members of the management team identified in the Description of Operations ceasing to work at the establishment.
- (h) Entertainment shall be limited to live bands having no more than three (3) members, karaoke, comedian, or poetry reading. No other form of entertainment is permitted.
- (i) The layout of the establishment shall adhere to the specifications of the floor plans attached hereto and marked as "Exhibit B."
- (j) There shall be no dancing and no dance floor provided.

- (k) No door to the establishment which opens onto or faces a public right-of-way shall be propped open during any time that entertainment is being provided.
- (l) The establishment shall maintain a current, active business license at all times while in operation.
- (m) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (n) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (o) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (p) The establishment shall maintain a designated driver program which shall provide, at minimum, that designated drivers may be served non-alcoholic beverages at no charge. The establishment shall describe the program in writing and its availability shall be made known to patrons via either a printed card placed on each table and on the bar or a description printed on the menu.
- (q) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (r) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception.

Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (s) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (t) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (u) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (v) In addition to the ABC manager or supervisor the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.
- (w) No patrons or guests shall be charged a cover charge or fee for entry to the establishment.
- (x) A binder or folder containing documentation relating to the operation of the establishment

shall be kept on the premises at all times and shall be produced upon request made by any person. For purposes of this section, the documentation relating to the operation of the establishment shall include copies of the following:

- (1) This special exception;
 - (2) Any ABC license(s);
 - (3) Any occupancy permit(s);
 - (4) Certifications of all persons who work on the premises as a security guard;
 - (5) All fire code certifications, including alarm and sprinkler inspection records;
 - (6) Any health department permit(s);
 - (7) The emergency action plan required under the Fire Prevention Code;
 - (8) The names, addresses, and phone numbers of all persons who manage or supervise the establishment at any time;
 - (9) The establishment's designated driver program; and
 - (10) The establishment's Security Plan.
- (y) The business shall provide in-house security or retain the services of a licensed security firm to provide security services at a rate of one security guard per 50 guest occupants on the property whenever occupancy shall exceed 200 people or when otherwise required by at least 36 hours prior written notice of the Fire Marshal, Chief of Police, or any designee of either. After 8:00 p.m. each Friday and Saturday as well as during special events, a security supervisor certified either in the Responsible Hospitality Training course offered by the City of Norfolk or in accordance with the requirements of the Virginia Department of Criminal Justice Services shall be present on the property.
- (z) The written security plan submitted to the City as

part of the application for this special exception and on file with the Department of Planning shall remain in full force and effect at all times while the establishment is in operation.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic

or historic features of significant importance;

- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENTS:

Exhibit A (5 pages)

Exhibit B (2 pages)



EXHIBIT "A"
Description of Operations
Entertainment Establishment
(Please Print)

Date 12/12/15
Trade name of business MACK'S BARGE, MACK'S BARGE BAR & BLDG
Address of business 4300 COLLEY AVE
Name(s) of business owner(s)* PAMELA, GEOFF - Fout
Name(s) of property owner(s)* CHARLES BASHASA
Name(s) of business manager(s)/operator(s) PAMELA, GEOFF - Fout
Daytime telephone number (757) 228-1787

*If business or property owner is a partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>	<u>Alcoholic Beverage Sales and Entertainment</u>
Weekday From <u>11 AM</u> To <u>2 AM</u>	Weekday From <u>11 AM</u> To <u>2 AM</u>
Friday From <u>11 AM</u> To <u>2 AM</u>	Friday From <u>11 AM</u> To <u>2 AM</u>
Saturday From <u>10 AM</u> To <u>2 AM</u>	Saturday From <u>10 AM</u> To <u>2 AM</u>
Sunday From <u>10 AM</u> To <u>2 AM</u>	Sunday From <u>10 AM</u> To <u>2 AM</u>

2. Type of ABC license applied for (check all applicable boxes):

☒ On-Premises ☒ Off-Premises (second application required)

3. Type of alcoholic beverage applied for:

☒ Beer ☒ Wine ☒ Mixed Beverage

Exhibit A – Page 2
Entertainment Establishment

4. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

4a If yes, please describe type and number of each game to be provided:

5. Will patrons ever be charged to enter the establishment?

☐ Yes ☒ No

5a. If yes, why:

- 5b. Which days of the week will there be a cover charge (circle all applicable days):

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

6. Will the facility or a portion of the facility be available for private parties?

☒ Yes ☐ No

6a. If yes, explain:

weddings, retirements
Birthdays

7. Will a third party (promoter) be permitted to lease, let or use the establishment?

☐ Yes ☒ No

7a. If yes, explain:

8. Will there ever be a minimum age limit?

☐ Yes ☒ No

Exhibit A – Page 3
Entertainment Establishment

9. Additional comments/description/operational characteristics or prior experience:

24 YEARS in BUSINESS

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility


Signature of Applicant

**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

*Plan A
(No Ent.)*

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

180
33
20

b. Outdoor

Number of seats

82

c. Number of employees

34

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 354

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

~~5 piece band~~ None

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

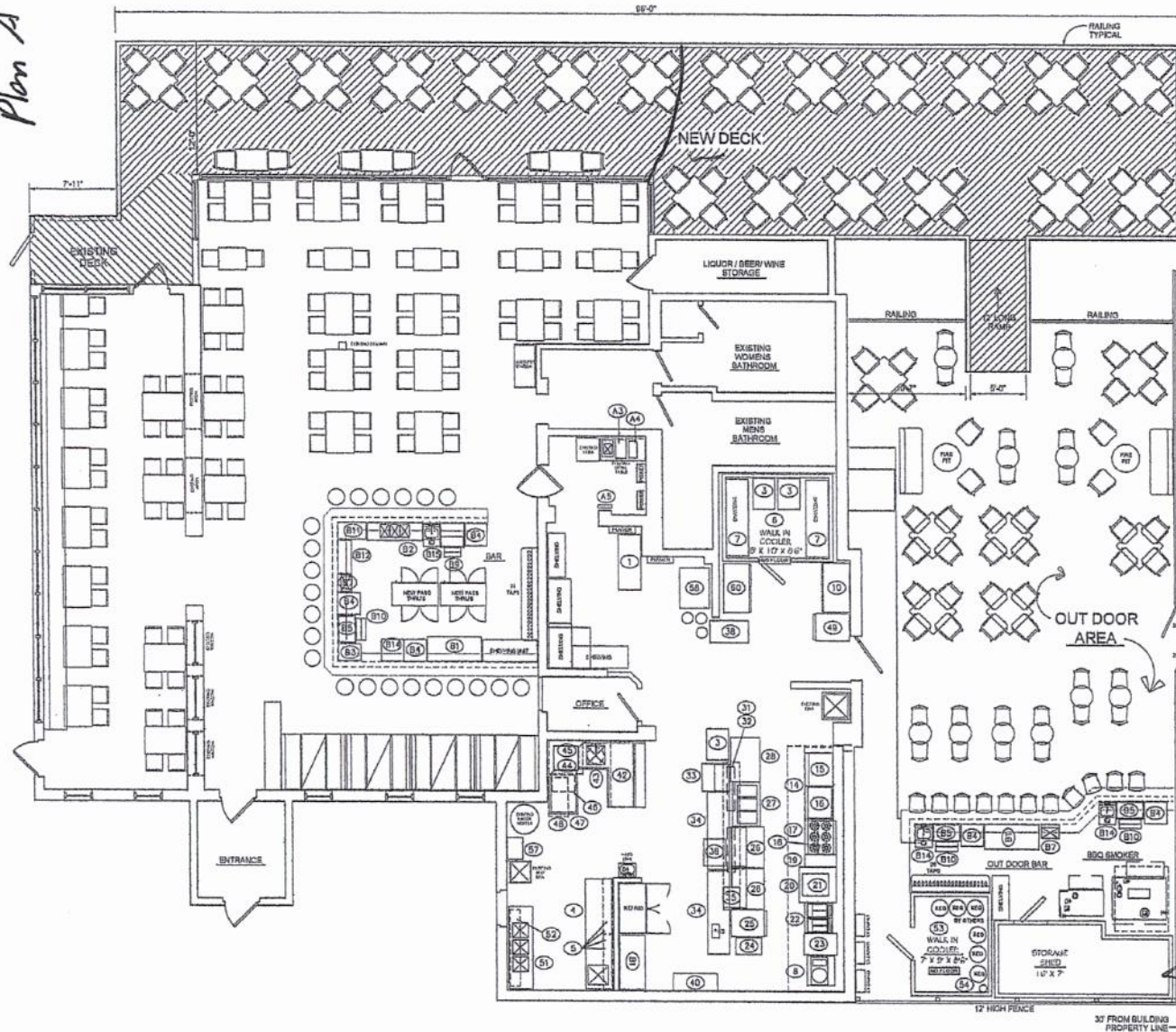
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Plan A



EQUIPMENT LAYOUT

EQUIPMENT LIST

1. SHELVING UNIT
2. HAND SINK
3. BREAD
4. PREP SINK
5. WALL SHELF
6. WALK IN COOLER
7. SHELVING (BOT)
8. KETTLE
9. CONDENSATE HOOD-DELETED
10. REACH IN FREEZER
11. SPARE
12. SPARE
13. EXHAUST HOOD
14. REFRIG. EQ. STAND
15. DISHQUE
16. CHAF. BROILER
17. RANDED-BURNER
18. SALAMANDER
19. FILLER TWO
20. CONVECTION OVEN
21. STEAMER W/ WALL SHELF
22. PYSER
23. POLY CART
24. CART
25. REACH IN FREEZER
26. SANDWICH UNIT
27. HOT WELLS
28. WORK TOP REFRIG.
29. SPARE
30. SPARE
31. DOUBLE OVEN, SHELF
32. HEAT LAMP
33. SANDWICH UNIT
34. ENCLOSED BASE CABINET
35. MICROWAVE
36. BLAN WHISKER
37. SPARE
38. BAG-IN-THE-BOX
39. HAND SINK
40. SHELF
41. SPARE
42. SOILED DISH TABLE W/ GLASS RACK
43. DISPOSER
44. FOOD
45. DISHWASHER
46. EGGSITER HEATER
47. CLEAN DENT TABLE
48. WALL SLANT GLASS RACK
49. REACH IN FREEZER
50. SPARE
51. THREE COMPARTMENT SINK
52. HOT BACK
53. WALK IN COOLER
54. KGB (BOT)
55. WATER HEATER
56. MCP SINK
57. SHELF
58. ICE MACHINE
59. OTTICE-BY OTHERS
60. FREEZER
61. TEA BROWER
62. COFFEE MAKER
63. YOS-BY OTHERS

BAR

- B1. BACK BAR REFRIG.
- B2. BAR SINK
- B3. SHELVING UNIT
- B4. STORAGE CABINET
- B5. ICE BIN
- B6. DOUBLE SPEED RAILS
- B7. HAND SINK
- B8. FILLER PIECE-CUSTOM
- B9. DOUBLE SPEED RAIL
- B10. DOUBLE SPEED RAIL
- B11. FILLER PIECE-CUSTOM
- B12. CUSTOM FILLER
- B14. LIQUOR STATION
- B15. BLENDER STATION



MACK'S BARGE
4300 COLLEY AVE
NORFOLK, VIRGINIA

EQUIPMENT LAYOUT

FSDC
FOODSERVICE SOLUTIONS
DESIGN CONSULTANTS

855 JACK BARRETT ROAD (NORFOLK BRANCH) VA 23461
WWW.FSDESIGNCONSULTANTS.COM/757-455-0055

PROJECT NUMBER: FSDC 3086
DATE: 10-2-2019
DRAWN BY: BENEDICT
CHECKED BY: J. SPICER

FS-100

SHEET 1 of 1
SCALE 1/4"=1'-0"

OWNERSHIP OF DOCUMENTS
I, the undersigned, the owner, do hereby certify that this is the original and correct copy of the documents as shown and described on the drawings and specifications herein, and that I am not aware of any other copy of the same being made or used for any purpose other than that for which it was originally intended.

**Exhibit A – Floor Plan(s) Worksheet
Entertainment Establishment**

plan B
(Ent.)

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:
 - Tables/seats
 - Restroom facilities
 - Bar
 - Ingress and egress
 - Standing room
 - Disc Jockey/Band/Entertainment area)
 - Outdoor seating
 - Total maximum capacity (including employees)

1. Total capacity

a. Indoor

Number of seats (not including bar seats)

Number of bar seats

Standing room

5 Piece Band

b. Outdoor

Number of seats

c. Number of employees

172
33
20
5

82

34

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 354

2. Entertainment

List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

5 Piece Band

3. Will a dance floor be provided?

☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____

Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

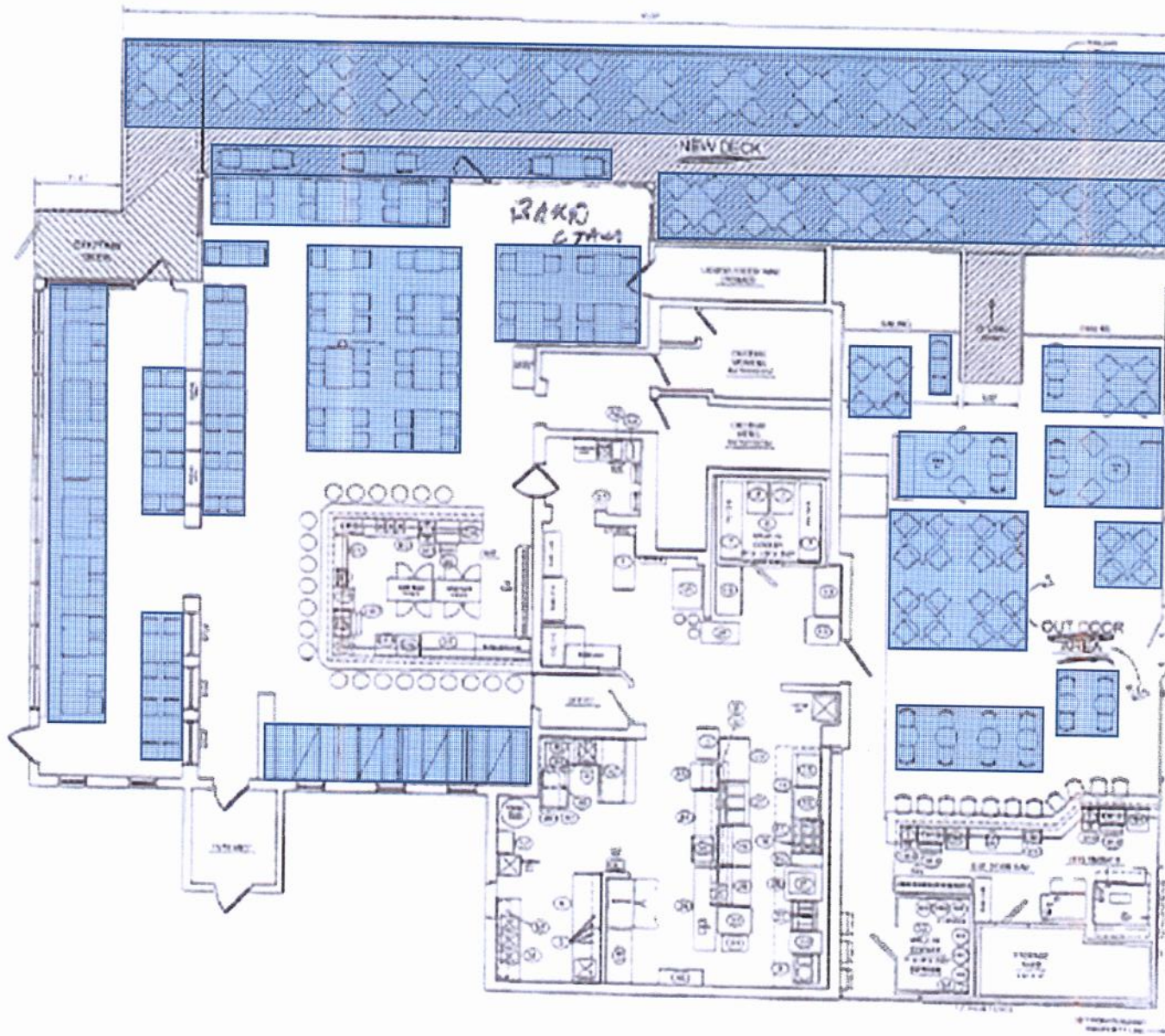
DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510


Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

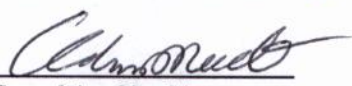


EQUIPMENT LIST

- | | |
|--|---|
| 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. | 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000. |
|--|---|

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION AT AN ESTABLISHMENT KNOWN AS "MACK'S BARGE" ON PROPERTY LOCATED AT 4300 COLLEY AVENUE.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to Mack's Barge BAD, LLC authorizing the sale of beer and wine for off-premises consumption at an establishment known as "Mack's Barge" on property located at 4300 Colley Avenue. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 175 feet, more or less, along the eastern line of Colley Avenue beginning 50 feet, more or less from the southern line of 44th Street and extending southwardly; premises numbered 4300 Colley Avenue.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the sale of alcoholic beverages for off-premises consumption shall be limited to 11:00 a.m. until 12:00 midnight Monday through Friday and 10:00 a.m. until 12:00 midnight on Saturday and Sunday. No alcoholic beverages shall be sold for off-premises consumption outside the hours listed herein.
- (b) This special exception shall terminate in the event of a change in ownership of the facility and may be revoked in the event of a change in the operation of the facility as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the facility shall be

effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (c) No alcoholic beverages other than those defined by state law as "beer," "wine cooler," or "low alcohol beverage cooler," shall be sold.
- (d) No alcoholic beverage having more than 21% alcohol by volume shall be sold.
- (e) No beer in bottles or cans of 12 oz. capacity or smaller shall be sold in any package containing fewer than four (4) bottles or cans. No refillable containers or containers that are filled one time, on site, and which have less than 22 oz. capacity shall be sold. No wine shall be sold in containers less than 375 ml each.
- (f) The facility shall maintain a current, active business license at all times while in operation.
- (g) The business authorized by this Special Exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," and labeled, "Off-Premise Sale of Alcoholic Beverage" attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this Special Exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new Special Exception must be obtained prior to any such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (h) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this Special Exception. This Special Exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from

requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (i) A copy of this Special Exception ordinance and "Exhibit A" shall be available on site at all times for inspection, and a notice indicating that this Special Exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.
- (j) At all times, all temporary window signage must comply with the applicable regulations of Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992, entitled "Signs."

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted general plan and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the

applicable district regulations;

- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (2 pages)



EXHIBIT "A"
Description of Operations
Off-Premises Sale of Alcoholic Beverage

Date of Application: 12/12/15
Name of business: MAK'S BARGE, MAK'S BARGE BAR LLC
Address of business: 4300 COLLEY AVE
Name(s) of business owner(s)*: PAMELA, GEOFF - FOUF
Name(s) of property owner(s)*: CHARLES BASHA
Name(s) of business manager(s)/operator(s): PAMELA, GEOFF - FOUF
Daytime telephone number (757): 226-1787

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

<u>Facility</u>		<u>Alcoholic Beverage Sales</u>	
Weekday	From <u>11 AM</u> To <u>2 AM</u>	Weekday	From <u>11 AM</u> To <u>12 AM</u>
Friday	From <u>11 AM</u> To <u>2 AM</u>	Friday	From <u>11 AM</u> To <u>12 AM</u>
Saturday	From <u>10 AM</u> To <u>2 AM</u>	Saturday	From <u>10 AM</u> To <u>2 AM</u>
Sunday	From <u>10 AM</u> To <u>2 AM</u>	Sunday	From <u>10 AM</u> To <u>2 AM</u>

2. Type of alcoholic beverage applied for:

☒ Beer ☐ Wine ☐ Mixed Beverage


3. Alcoholic beverages to be sold:

☐ Room temperature ☒ Refrigerated

Exhibit A – Page 2
ABC-Off

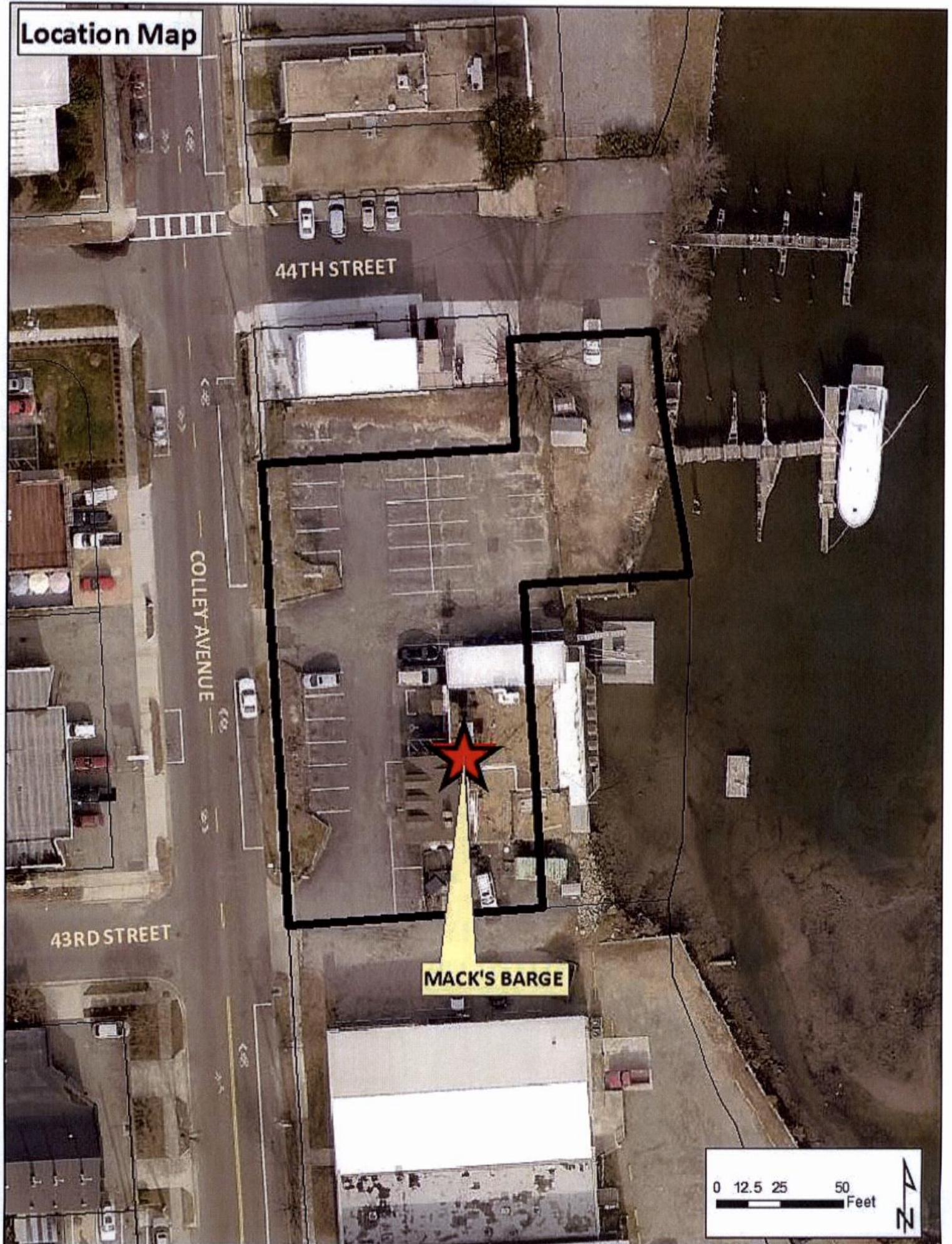
4. As a general rule, the City does not approve selling beer in a single-sized serving container or selling wine in a bottle that is less than 375 milliliters. If you are seeking approval to sell servings that do not meet these criteria, please explain your justification as well as indicate what sizes you would sell:

21 GALLONS 375 ml



Signature of applicant/owner

Location Map



44TH STREET

COLLEY AVENUE

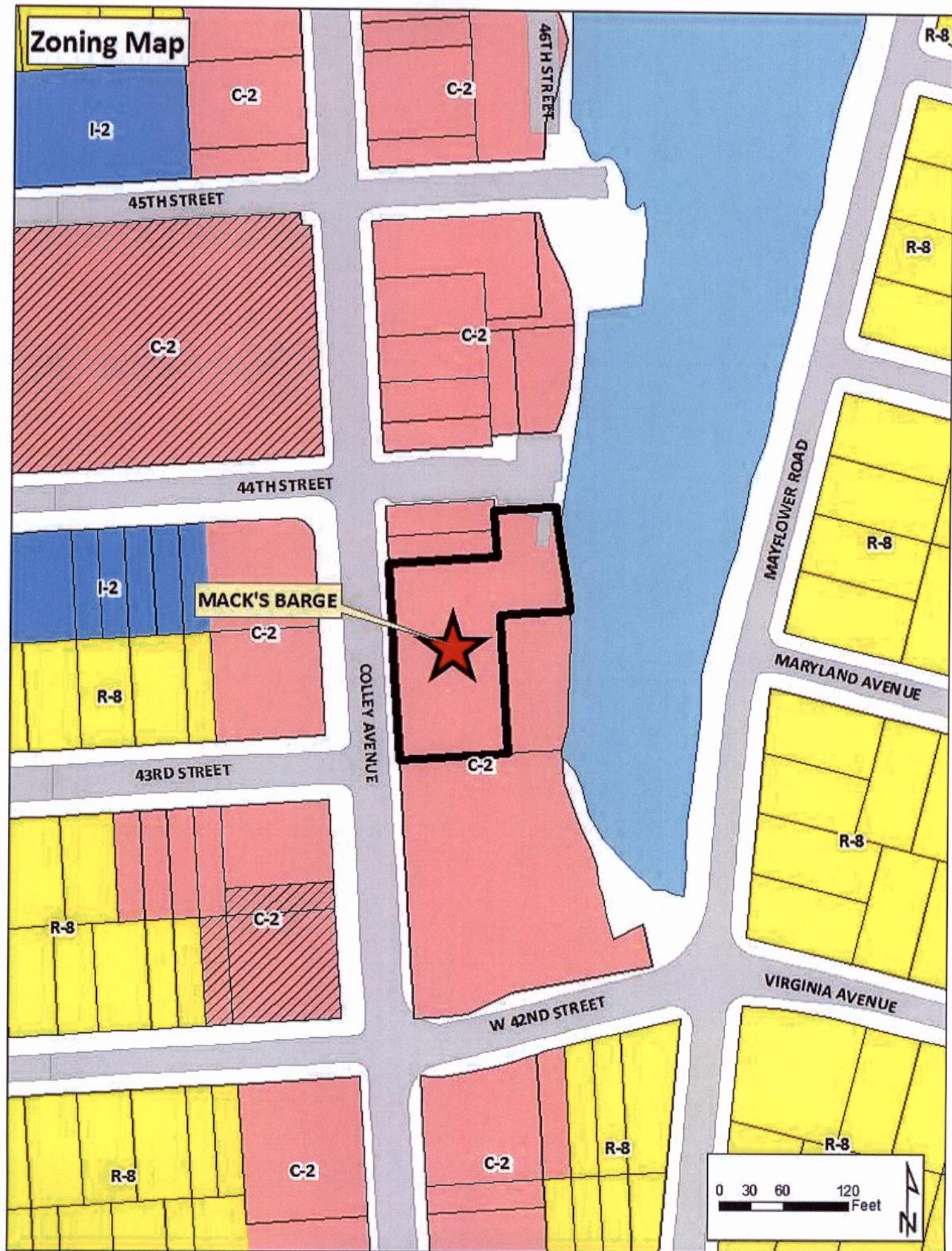
43RD STREET

MACK'S BARGE

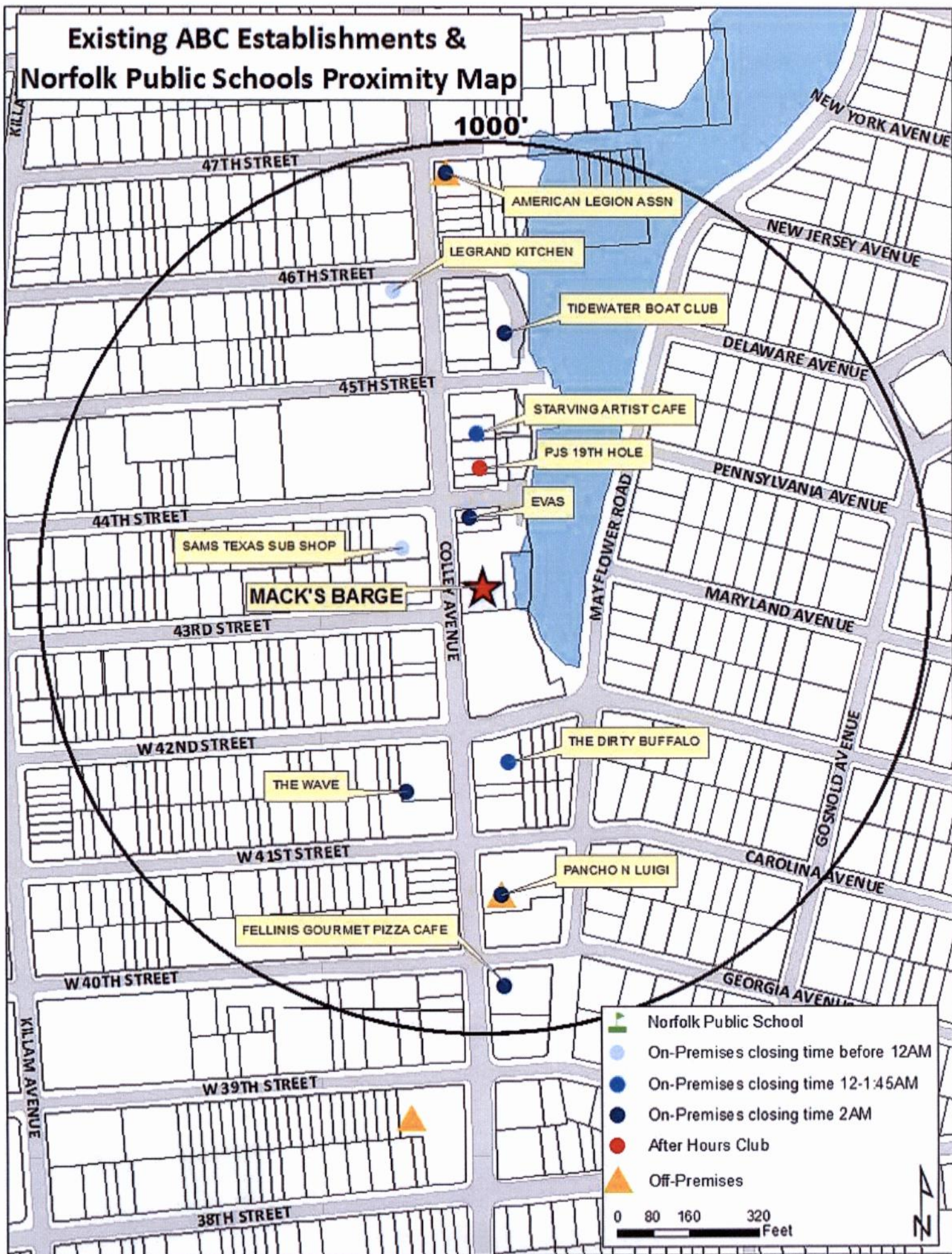
0 12.5 25 50 Feet

N

Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map





**APPLICATION
ADULT USE SPECIAL EXCEPTION
ENTERTAINMENT ESTABLISHMENT
(Please Print)**

Date 12/12/15

DESCRIPTION OF PROPERTY

Address 4300 COLLEY AVE
Existing Use of Property RESTAURANT/ENTERTAINMENT EST
Proposed Use RESTAURANT/ENTERTAINMENT ESTABLISHMENT
Current Building Square Footage 4,000 [#]
Proposed Building Square Footage 4,000 [#]
Trade Name of Business (If applicable) MACK'S BARGE

APPLICANT

MACK'S BARGE BAD LLC
(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) FOUT (First) GEORGE (MI) T
Mailing address of applicant (Street/P.O. Box): 2425 BOULARD PKWY
(City) VA BEACH (State) VA (Zip Code) 23454
Daytime telephone number of applicant (757) 228-1787 Fax (757) 227-9818
E-mail address of applicant: GEORGE@KEAGANS.COM

**Application
Entertainment Establishment
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HEMP (First) RICK (MI) 5
Mailing address of applicant (Street/P.O. Box): 1400 GRABY ST UNIT 407
(City) NORFOLK (State) VA (Zip Code) 23510
Daytime telephone number of applicant (757) 615-6905 Fax () _____
E-mail address of applicant: RICKHEMPCONSULTING@GMAIL.COM

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) BASHASA (First) CHARLES (MI) L
Mailing address of property owner (Street/P.O. box): 414 W BUTE ST
(City) NORFOLK (State) VA (Zip Code) 23510
Daytime telephone number of owner (757) 622-2675 email: _____

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

Application

Eating and Drinking Establishment & **ENTERTAINMENT**
Page 3 PAH

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Charles Bastara Sign: Charles L Bastara ^{by Charles L Bastara Pres.} 12/8/15
(Property Owner) (Date)

Print name: Pamela Fort Sign: Pamela Fort 11/2/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Pick Henn Sign: [Signature] 12/1/15
(Authorized Agent Signature) (Date)

Exhibit A – Floor Plan(s) Worksheet

Plan A
(no Ent.)

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan(s) must be prepared by a registered design professional and include:

- Tables/seats
- Restroom facilities
- Bar
- Ingress and egress
- Standing room
- Disc Jockey/Band/Entertainment area
- Outdoor seating
- Total maximum capacity (including employees)

1. Total capacity

a. Indoor
Number of seats (not including bar seats) 180
Number of bar seats 33
Standing room 30

b. Outdoor
Number of seats 82

c. Number of employees
34

Total Occupancy

(Indoor/Outdoor seats, standing room and employees) = 354

2. Entertainment
List ANY type of entertainment proposed other than a 3 member live band, karaoke, comedian, or poetry reading.

~~5 pieces of music~~
None

3. Will a dance floor be provided?
☐ Yes ☒ No

3a. If yes,

Square footage of establishment _____
Square footage of dance floor _____

- If a disc jockey is proposed, a dance floor must be provided.
- If the dance floor is more than 10% of the square footage of the establishment, a Dance Hall permit is required.

DEPARTMENT OF CITY PLANNING

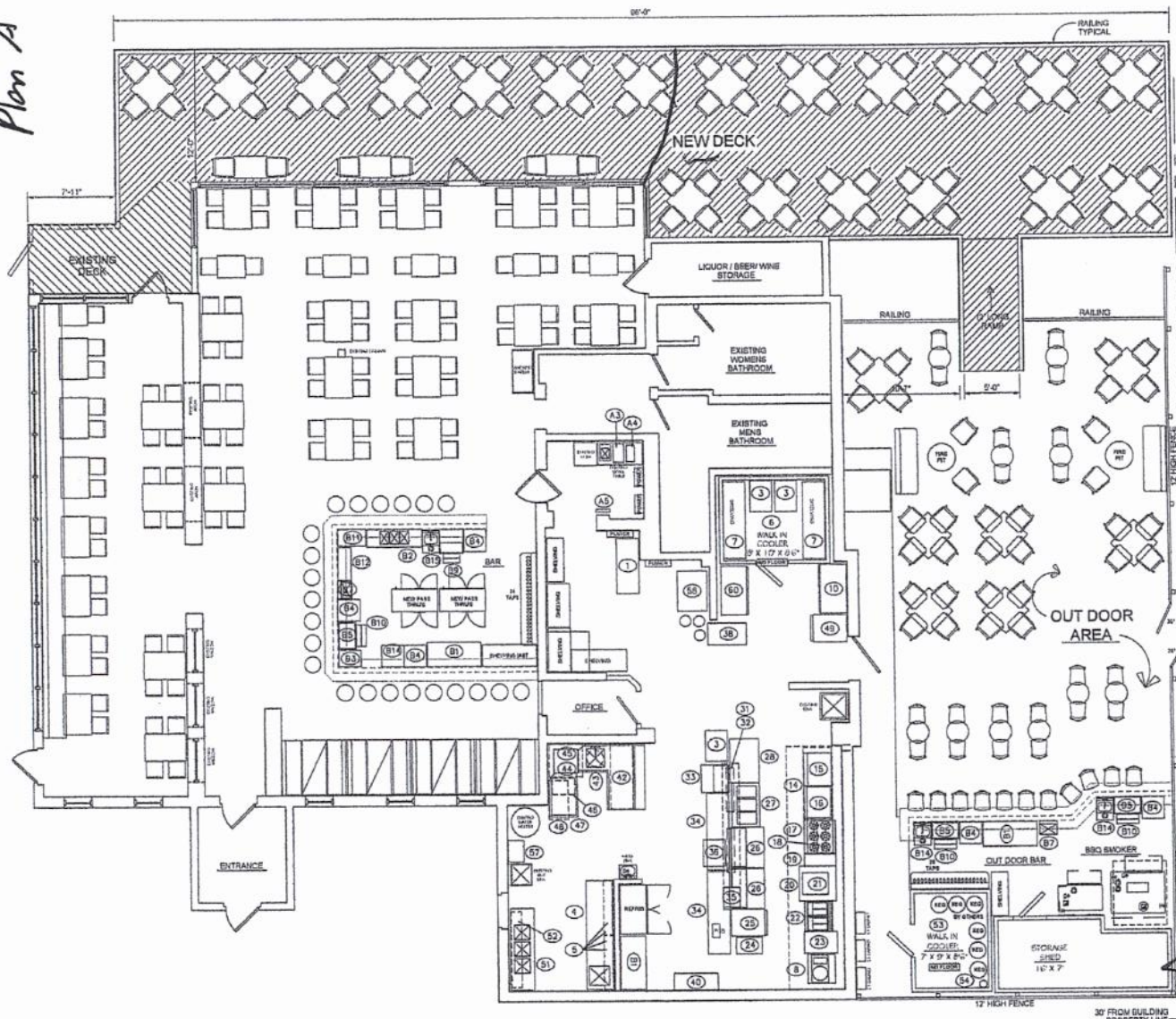
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

EQUIPMENT LAYOUT



41. SHELVING UNIT
42. HAND SINK
43. BREAD
44. FREEZ. SINK
45. WALL SHELF
46. WALK IN COOLER
47. SHELVING (60")
48. KETTLE
49. CONCOMBATE HOOD- DELETED
50. REFRIG. FREEZER
51. STOVE
52. STOVE
53. DRYWALL HOOD
54. REFRIG. EQ. STAND
55. SINK
56. CHAIR BROWER
57. RANGE- G. BURNER
58. SAWWINDER
59. FILLER PANO.
60. CONVECTION OVEN
61. STEAMER W/ WALL SHELF
62. FRYER
63. POLY CART
64. CART
65. REACH IN FREEZER
66. SANDWICH UNIT
67. HOT BELLS
68. WORK TOP REFRIG.
69. STOVE
70. STOVE
71. DOUBLE OVEN, DRYER
72. HEAT LAMP
73. SANDWICH UNIT
74. ENCLOSED BASE CABINET
75. MICROWAVE
76. BUN WARMER
77. STOVE
78. BAG IN THE BOX
79. HAND SINK
80. SHELF
81. STOVE
82. SOLID DISH TABLE
83. W/ GLASS RACK
84. DISPOSER
85. HOOD
86. DASHWASHER
87. RECORDER HEATER
88. CLEAN DISH TABLE
89. WALL SLANT GLASS RACK
90. REACH IN FREEZER
91. STOVE
92. THREE COMPARTMENT SINK
93. HOT RACK
94. WALK IN COOLER
95. KES (60")
96. WATER HEATER
97. WOP SINK
98. SHELF
99. ICE MACHINE
100. DUTCH- BY OTHERS
101. TEA BREWERS
102. COFFEE MAKER
103. COB- BY OTHERS

[illegible]

GENERAL NOTES
IN PLATE BOOK

1. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
2. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
3. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
4. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
5. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
6. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
7. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
8. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
9. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.
10. The degree to which an individual's self-concept is congruent with the social roles he or she is expected to play is called **self-concept congruence**.

- [illegible]

1. *What is the purpose of the study?*
2. *What are the research objectives?*
3. *What is the research design?*
4. *What are the variables?*
5. *What are the hypotheses?*
6. *What are the results?*
7. *What are the conclusions?*
8. *What are the implications?*
9. *What are the limitations?*
10. *What are the future research directions?*

21. Which of the following is not a function of the Federal Reserve?
 a. To regulate the money supply
 b. To provide a safe place for the government to store its gold
 c. To provide a safe place for the public to store its money
 d. To provide a safe place for the public to store its securities

- | ABBREVIATIONS | | | |
|---------------|-------------------------------|-----|---------------|
| 100 | one hundred | 21 | twenty-one |
| 101 | one hundred and one | 22 | twenty-two |
| 102 | one hundred and two | 23 | twenty-three |
| 103 | one hundred and three | 24 | twenty-four |
| 104 | one hundred and four | 25 | twenty-five |
| 105 | one hundred and five | 26 | twenty-six |
| 106 | one hundred and six | 27 | twenty-seven |
| 107 | one hundred and seven | 28 | twenty-eight |
| 108 | one hundred and eight | 29 | twenty-nine |
| 109 | one hundred and nine | 30 | thirty |
| 110 | one hundred and ten | 31 | thirty-one |
| 111 | one hundred and eleven | 32 | thirty-two |
| 112 | one hundred and twelve | 33 | thirty-three |
| 113 | one hundred and thirteen | 34 | thirty-four |
| 114 | one hundred and fourteen | 35 | thirty-five |
| 115 | one hundred and fifteen | 36 | thirty-six |
| 116 | one hundred and sixteen | 37 | thirty-seven |
| 117 | one hundred and seventeen | 38 | thirty-eight |
| 118 | one hundred and eighteen | 39 | thirty-nine |
| 119 | one hundred and nineteen | 40 | forty |
| 120 | one hundred and twenty | 41 | forty-one |
| 121 | one hundred and twenty-one | 42 | forty-two |
| 122 | one hundred and twenty-two | 43 | forty-three |
| 123 | one hundred and twenty-three | 44 | forty-four |
| 124 | one hundred and twenty-four | 45 | forty-five |
| 125 | one hundred and twenty-five | 46 | forty-six |
| 126 | one hundred and twenty-six | 47 | forty-seven |
| 127 | one hundred and twenty-seven | 48 | forty-eight |
| 128 | one hundred and twenty-eight | 49 | forty-nine |
| 129 | one hundred and twenty-nine | 50 | fifty |
| 130 | one hundred and thirty | 51 | fifty-one |
| 131 | one hundred and thirty-one | 52 | fifty-two |
| 132 | one hundred and thirty-two | 53 | fifty-three |
| 133 | one hundred and thirty-three | 54 | fifty-four |
| 134 | one hundred and thirty-four | 55 | fifty-five |
| 135 | one hundred and thirty-five | 56 | fifty-six |
| 136 | one hundred and thirty-six | 57 | fifty-seven |
| 137 | one hundred and thirty-seven | 58 | fifty-eight |
| 138 | one hundred and thirty-eight | 59 | fifty-nine |
| 139 | one hundred and thirty-nine | 60 | sixty |
| 140 | one hundred and forty | 61 | sixty-one |
| 141 | one hundred and forty-one | 62 | sixty-two |
| 142 | one hundred and forty-two | 63 | sixty-three |
| 143 | one hundred and forty-three | 64 | sixty-four |
| 144 | one hundred and forty-four | 65 | sixty-five |
| 145 | one hundred and forty-five | 66 | sixty-six |
| 146 | one hundred and forty-six | 67 | sixty-seven |
| 147 | one hundred and forty-seven | 68 | sixty-eight |
| 148 | one hundred and forty-eight | 69 | sixty-nine |
| 149 | one hundred and forty-nine | 70 | seventy |
| 150 | one hundred and fifty | 71 | seventy-one |
| 151 | one hundred and fifty-one | 72 | seventy-two |
| 152 | one hundred and fifty-two | 73 | seventy-three |
| 153 | one hundred and fifty-three | 74 | seventy-four |
| 154 | one hundred and fifty-four | 75 | seventy-five |
| 155 | one hundred and fifty-five | 76 | seventy-six |
| 156 | one hundred and fifty-six | 77 | seventy-seven |
| 157 | one hundred and fifty-seven | 78 | seventy-eight |
| 158 | one hundred and fifty-eight | 79 | seventy-nine |
| 159 | one hundred and fifty-nine | 80 | eighty |
| 160 | one hundred and sixty | 81 | eighty-one |
| 161 | one hundred and sixty-one | 82 | eighty-two |
| 162 | one hundred and sixty-two | 83 | eighty-three |
| 163 | one hundred and sixty-three | 84 | eighty-four |
| 164 | one hundred and sixty-four | 85 | eighty-five |
| 165 | one hundred and sixty-five | 86 | eighty-six |
| 166 | one hundred and sixty-six | 87 | eighty-seven |
| 167 | one hundred and sixty-seven | 88 | eighty-eight |
| 168 | one hundred and sixty-eight | 89 | eighty-nine |
| 169 | one hundred and sixty-nine | 90 | ninety |
| 170 | one hundred and seventy | 91 | ninety-one |
| 171 | one hundred and seventy-one | 92 | ninety-two |
| 172 | one hundred and seventy-two | 93 | ninety-three |
| 173 | one hundred and seventy-three | 94 | ninety-four |
| 174 | one hundred and seventy-four | 95 | ninety-five |
| 175 | one hundred and seventy-five | 96 | ninety-six |
| 176 | one hundred and seventy-six | 97 | ninety-seven |
| 177 | one hundred and seventy-seven | 98 | ninety-eight |
| 178 | one hundred and seventy-eight | 99 | ninety-nine |
| 179 | one hundred and seventy-nine | 100 | one hundred |

- | | | | |
|----|---------------|---|----------|
| 10 | 4/20/11/11/11 | 1 | 10/11/11 |
| 11 | 11/11/11/11 | 2 | 11/11/11 |
| 12 | 11/11/11/11 | 3 | 11/11/11 |

BAR

- B1. BACK BAR REFRIG.
- B2. BAR SINK
- B3. SPELWING UNIT
- B4. STORAGE CABINET
- B5. ICE BIN
- B6. DOUBLE SPEED RAILS
- B7. HAND SINK
- B8. FILLER PIECE- CUSTOM
- B9. DOUBLE SPEED RAIL
- B10. DOUBLE SPEED RAIL
- B11. FILLER PIECE- CUSTOM
- B12. SPELWING UNIT
- B13. CUSTOM FILLER
- B14. UOOR STATION
- B15. BLENDER STATION

MACK'S BARGE
4300 COLLEY AVE
NORFOLK, VIRGINIA

EQUIPMENT LAYOUT



**FOODSERVICE SOLUTIONS
DESIGN CONSULTANTS**
605 JACK RABBIT ROAD/VIRCHBA BEACH/VA 22461
WWW.FSOSIGNCONSULTANTS.COM/757-425-8010

PROJECT NUMBER	FSDC 2091
DATE	12-9-2015
DRAWN BY	B BROCKETT

FS-100

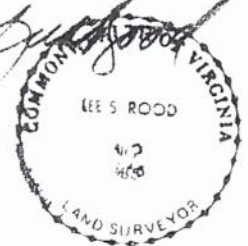
FS-100

SHEET	1 of 1
SCALE	1/8" = 1'-0"

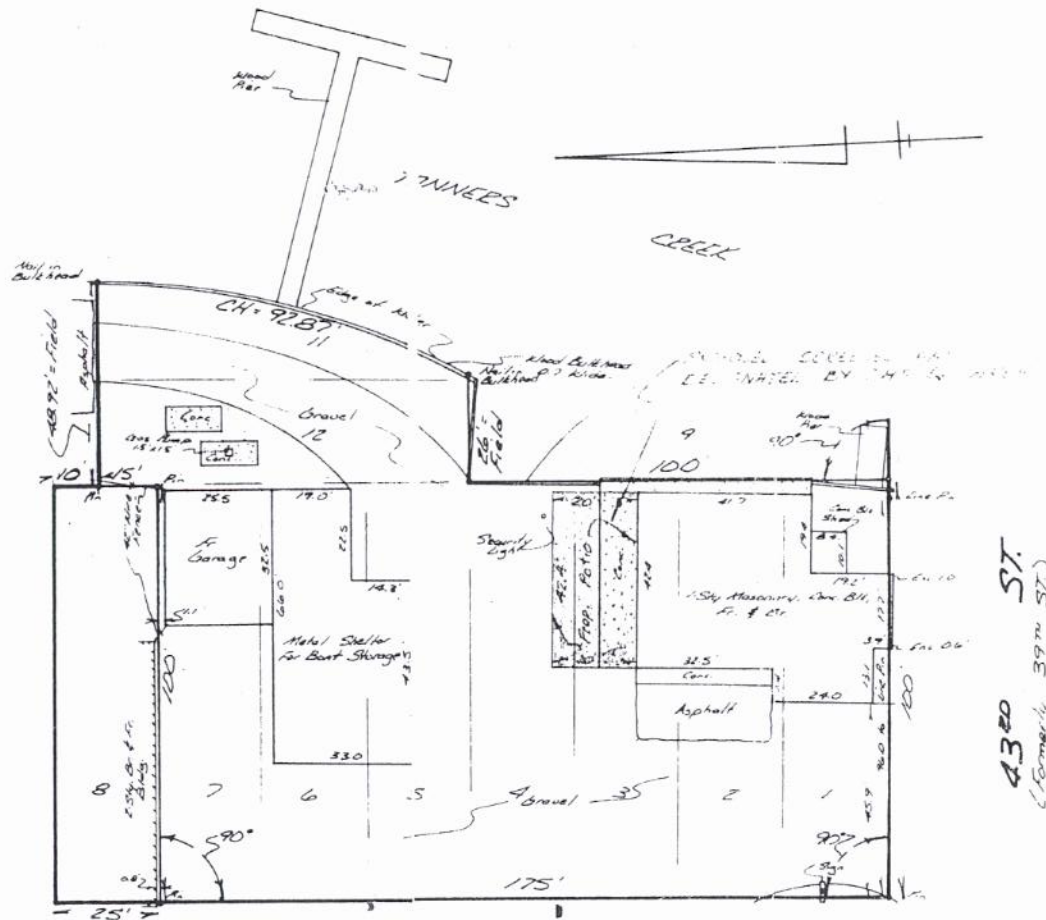
[illegible]

THIS IS TO CERTIFY
THE PROPERTY SHOWN
BUILDINGS ARE SHOWN
THE BUILDINGS
ENCROACHMENTS OF OTHER

1 ON
IS PLAT AND THAT THE TITLE LINES AND THE WALLS
THIS PLAT.
STRICTLY WITHIN THE TITLE LINES AND THERE
BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.
SIGNED



44TH ST.
(Formerly 40TH ST.)



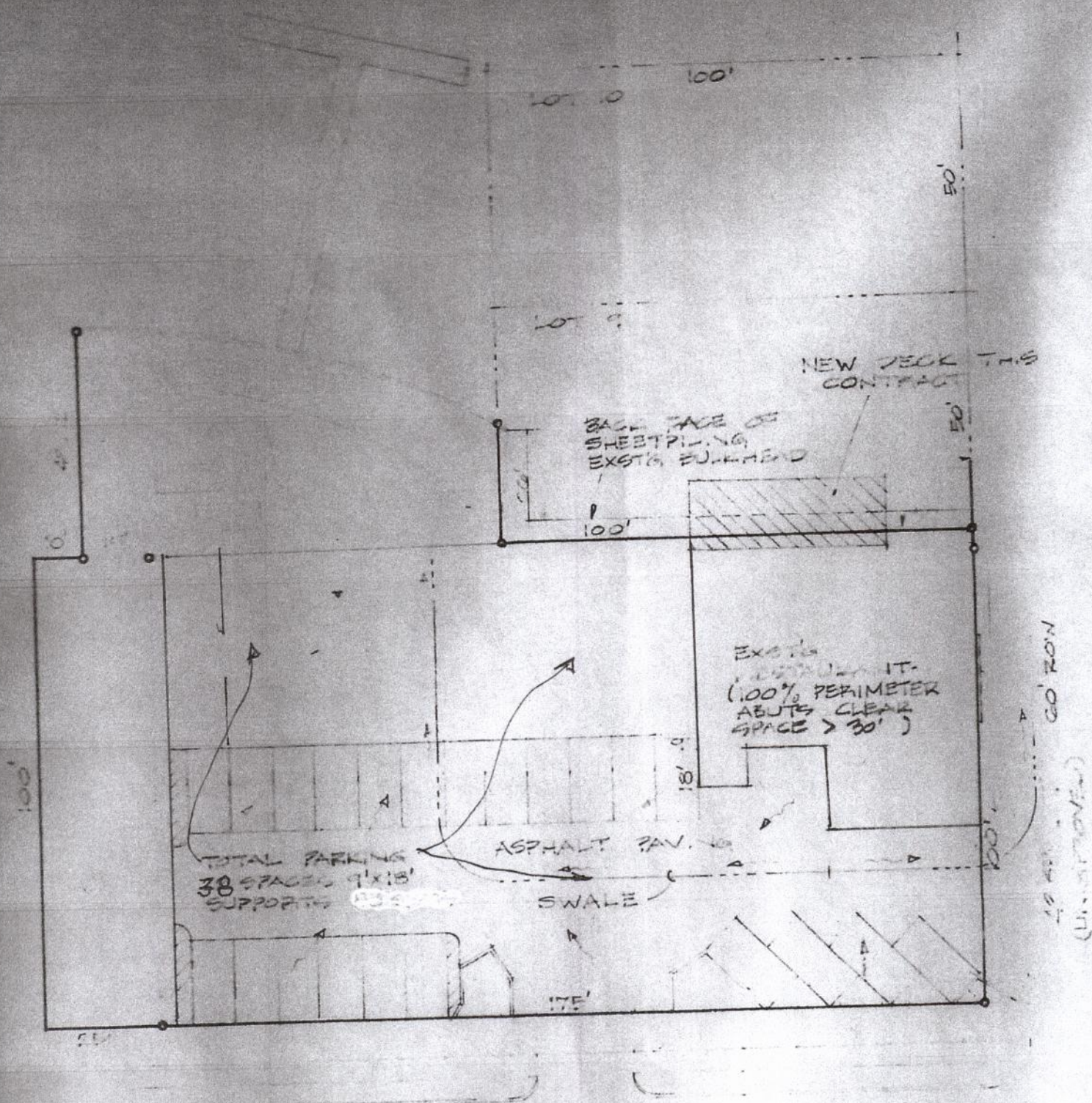
43RD ST.
(Formerly 39TH ST.)

COLLEY AVE.

PHYSICAL SURVEY
OF
LOTS 1, 2, 3, 4, 5, 6, 7, 11, 12 & 13
'13, REVISED PLAT OF LAM
POINT INVESTMENT
NORFOLK, VIRGINIA
FOR
CHARLES BASHAK

d/e: 1-30'

May 30



COLLEY AVE 80' ROW

SITE PLAN

SURVEY & BOUNDARY INFO AS
 SHOWN ON PNG 5-375 STD.
 MAY 30, 1971 BY JES & R. L. R.
 LAND SURVEYOR

SCALE: 1" = 20'



**APPLICATION
ADULT USE SPECIAL EXCEPTION
ALCOHOLIC BEVERAGES FOR OFF-PREMISES CONSUMPTION**

Date of Application: 12/12/15

DESCRIPTION OF PROPERTY

Property location: (Street Number) 4300 (Street Name) COLLEY AVE

Existing Use of Property RESTURANT/ENTERTAINMENT EST

Current Building Square Footage 4000^{sq}

Proposed Use RESTURANT

Proposed Building Square Footage 4000^{sq}

Trade Name of Business (If applicable) MACK'S BARGES
MACK'S BARGES BAD LLC

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) FOUT (First) GEOFF PAMELA (MI) +

Mailing address of applicant (Street/P.O. Box): 2425 BOWLAND PKWY

(City) VA BEACH (State) VA (Zip Code) 23454

Daytime telephone number of applicant (ph) 288-1787 Fax (ph) 227-9818

E-mail address of applicant: GEOFF@KEAGANS.COM

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) HENNA (First) RICK (MI) 7
Mailing address of applicant (Street/P.O. Box): 1400 GRADY ST UNIT 407
(City) NORFOLK (State) VA (Zip Code) 23510
Daytime telephone number of applicant () 615-6905 Fax () _____
E-mail address of applicant: Rick.henna.consulting@gmail.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) BASHASA (First) CHARLES (MI) L
Mailing address of property owner (Street/P.O. box): 414 BUTE ST
(City) NORFOLK (State) VA (Zip Code) 23510
Daytime telephone number of owner () 622-2678 email: _____

CIVIC LEAGUE INFORMATION

Civic League contact: _____

Date(s) contacted: _____

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Charles Bastara Sign: Charles L Bastara ^{Charles L Bastara} ^{Pres.} 12/8/15
(Property Owner) (Date)

Print name: Pamela Fort Sign: Pamela Fort 11/2/15
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Pick Henn Sign: Pick Henn 11/2/15
(Authorized Agent Signature) (Date)

SECURITY PLAN
OF PAMELA FOUT
FOR
MACK'S BARGE
4300 COLLEY AVE. NORFOLK, VA

Goals-

- To create a safe and secure environment within Mack's Barge.
- To create a level of control and safety for all arriving and departing guests of Mack's Barge.
- To maintain any noise or inappropriate conduct by patrons that would negatively effect surrounding neighbors or business.
- To peacefully and effectively resolve all dangerous situations.
- To ensure a complete, orderly, safe and swift evacuation of the facility in case of fire or any other uncontrolled dangers within the building.
- To protect and promote the courteous, inviting and hospitable of the neighborhood and the City of Norfolk.

Features of the Plan:

Security team:

The security team will be made up of all employees. Training will allow the team as they serve the patrons to look for any signs of possible threat, intoxication or other. The restaurant team will report directly to the manager and or owner immediately upon any out of the "norm" situation. Proper action would be put into place to address the situation accordingly. Mack's Barge is a family restaurant and will not have outside "security firm", our staff will be in the restaurant uniform, the name tag and uniform will allow patrons to identify our staff.

Rules and Regulations:

Mack's Barge, a family style restaurant, will allow guests to wear casual clothing, must keep shoes and shirts on at all times, patrons of all ages are welcome. We will politely request any guest wearing any shirts or hats that display vulgarity or other offensive wording to remove or cover up.

Drink limits: All employees will have to be "TIPS" certified this will give them the best understand of the Virginia laws. There will not be allowed

any guest to have more than 2 drinks at any given time. Each guest will be monitored according to their demeanor and steps will be taken to insure the patron doesn't become unruly or otherwise.

Mack's Barge is a non smoking establishment.

Access:

Mack's Barge has significant on premises parking. The parking lot has an abundance of lighting and our hostess will physically monitor the lot throughout the shift.

Integration:

Mack's Barge would cooperate in any instance that would require the use of Police.

Uniform for Security Team:

As mentioned above Mack's Barge will not have "security" the staff will work together to manage the flow and insure at all times the environment is safe for both the staff and patrons. The staff uniform will be the attire.

IT IS THE DUTY OF EVERY MEMBER OF THE TEAM TO PROTECT THE ESTABLISHMENT, ITS PATRONS, AND EMPLOYEES FROM ANY AND ALL PERCEIVED AND REAL THREATENING SITUATIONS.

The occupancy limits will be enforced at all times. There will always be a fire lane throughout the entire restaurant to ensure easy flow, proper occupancy and safety concerns.

Emergency Evacuation Plan:

In the event of an evacuation, all staff and patrons will be requested to exit the premise via the closes door and to a safe are outside of the building.

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, December 16, 2015 12:46 PM
To: 'ryderd@verizon.net'; 'highlandpark_cl@yahoo.com'; 'president@cprv.net'
Cc: Whibley, Terry; Williams, Angelia M.; Wilson, Denise; Pollock, Susan
Subject: new Planning Commission applications - 4300 Colley Avenue
Attachments: MacksBarge_off-premises.pdf; MacksBarge_entertainment.pdf

Mr. Ryder and Ms. Flagerty,

Attached please find the following applications at 4300 Colley Avenue:

- a. Special exception to operate a convenience store, 24-hours (no fuel sales).
- b. Special exception for the sale of alcoholic beverages for off-premises consumption.

The item is tentatively scheduled for the January 28, 2016 Planning Commission public hearing.

Should you have any questions, please e-mail or call *Susan Pollock Hart* at (757) 664-4765, susan.pollock@norfolk.gov

Thank You.

Matthew Straley

GIS Technician II

Norfolk Department of City Planning

810 Union Street, Suite 508 | Norfolk, Virginia 23510

Matthew.Straley@norfolk.gov | Tel: 757-664-4769 | Fax: 757-441-1569

Pollock, Susan

From: John W. Robertson <jrobert@JWRobertson.com>
Sent: Tuesday, January 26, 2016 1:44 PM
To: Pollock, Susan
Cc: Whibley, Terry; Williams, Angelia M.; Wilson, Denise; Geoff@Keagans.com; RickHennConsulting@gmail.com; Straley, Matthew; 'HighlandParkCivicLeagueSecreta'; John Stewart
Subject: RE: Objection to Application for Special Exception - 4300 Colley Avenue

Ms. Pollock,

The Colonial Place/Riverview Civic League Board has voted to join the Highland Park Civic League in objecting to the Special Exception Application of Mack's Barge LLC.

We have received numerous complaints from residents of Colonial Place over the past few years, many of which we have previously forwarded to the Norfolk Police Department, concerning noise levels associated with businesses backing up to Knitting Mill Creek adjacent to Mayflower Road. The proposal by Mack's Barge is an extreme and unwarranted expansion on a property that in previous years has hosted businesses which have been reasonably good neighbors as well as popular additions to the restaurants along Colley Avenue. The noise levels generated by entertainment and 145 outdoor seats would have a major negative impact on the quality of life of the residents only several hundred feet away over an unobstructed expanse of water. Our residents can already clearly hear loud music and raucous behavior from similar businesses on the OTHER side of Colley Avenue; noise levels at the edge of the creek with no barriers will be unacceptable.

In addition, this proposal, if I am not mistaken, violates the City's own parking guidelines, inasmuch as it provides wholly inadequate parking for 350 patrons and employees with a lot barely adequate for 40. The remaining overflow will surely spill over into our neighborhood, which would exacerbate an already difficult situation. The popularity of adjacent restaurants such as the Dirty Buffalo and the Wave frequently causes patrons to park along Mayflower Road and walk the short distance to their destination. I can assure you, when they exit the existing establishments, some of these patrons are not fit to walk, let alone drive safely through our neighborhood. The proposal by Mack's Barge LLC, which would greatly increase the need for patrons of Colley Avenue businesses to park on our neighborhood streets, would quickly cause a growing issue to become untenable.

With regards to the environment, Knitting Mill Creek is a fragile waterway that is presently inadequately flushed by tidal action. In addition, a large portion of the creek is controlled by the Army Corps of Engineers as a navigable waterway. We know this because of our on-going work to improve and stabilize the shoreline near the property in question. I have a hard time believing that additions to the existing property that would encroach on the creek could be approved under existing regulation, and have seen no evidence that the company in question has even applied for same. And as Mr. Ryder references in his email, we simply cannot absorb any more trash, debris or pollution in Knitting Mill Creek.

Finally, we share the Highland Park Civic League's concern that all too often, we are promised that an applicant will be held to account should he violate his promises, with no mechanism in place to provide that accountability. What results is a situation where an applicant will say whatever he needs to, to whomever

is concerned, in order to get his exceptions, permits and licenses, and then will do as he intended all along, which is usually the very thing an organization such as ours objected to in the first place. We ask that such a mechanism of accountability be developed and implemented so that business owners are held to their words, and residents may have some faith that ***their*** interests come first in the eyes of the City.

To reiterate, the Colonial Place/Riverview Civic League Board has voted to OBJECT to the Special Exception Application of Mack's Barge LLC as presently written.

Thank you for your assistance with this matter. We would welcome a dialog between the Department of Planning, our civic leagues, the applicant, and appropriate local environmental groups to try to resolve the concerns of all parties.

Regards,

John W. Robertson
Acting President
Colonial Place/Riverview Civic League

From: HighlandParkCivicLeagueSecreta [mailto:highlandpark_cl@yahoo.com]

Sent: Thursday, January 21, 2016 1:20 PM

To: susan.pollock@norfolk.gov

Cc: Whibley, Terry <Theresa.Whibley@norfolk.gov>; Williams, Angelia M. <angelia.williams@norfolk.gov>; Wilson, Denise <Denise.Wilson@norfolk.gov>; Geoff@Keagans.com; RickHennConsulting@gmail.com; matthew.straley@norfolk.gov

Subject: Objection to Application for Special Exception - 4300 Colley Avenue

Ms. Pollock:

Mr. Fout of Mack's Barge LLC presented his applications at our civic league meeting held January 14, 2016, and the group had a very lengthy discussion about his applications after he departed. We are excited to see O'Sullivan's get some new life and understand that Mr. Fout is spending a large amount of time and money to remodel the building. However, we have several strong reservations about the project as presented, specifically:

- Size – The proposed expansion is vast and does not fit with similar businesses in the area.
- Noise – The proposal calls for 145 outdoor seats. No noise mitigation measures were included in the plan. We are concerned about noise going out over the water and affecting both Highland Park and Colonial Place/Riverview.
- Inadequate Parking – Both floor plans included in the application call for 350+ total occupants, but only 38 parking spaces are planned.
- Environmental Impact – With such a large increase in the over-water deck space, what impact will this have on the wetlands and waterway?
- Dumpster Location – The new building will fill out the southern part of the property where the dumpster is currently located. Its new location is not addressed in the plans.

Based on these concerns, the civic league voted unanimously to OBJECT to the applications as presented.

Although not necessarily a reason for our vote to object to the applications, our inability to hold an applicant to his or her word was also part of our discussion. Applicants have stated to the civic league they are going to operate an upscale or a family-oriented restaurant only for it to turn in to a dive bar. In instances where there is such a material change in the character of an establishment, we are left with little to no recourse as that element is not addressed in special exception ordinances. As such, we would like to include some type of sunset or review clause to ensure that any proposal is what is brought to fruition.

Thank you for your time and consideration. Please let us know if you have any questions regarding our position on these applications.

Very respectfully,

T. Dale Ryder
President
Highland Park Civic League

Pollock, Susan

From: John W. Robertson <jrobert@JWRobertson.com>
Sent: Thursday, January 28, 2016 10:47 AM
To: geoff@keagans.com; Pollock, Susan; ryderd@verizon.net; 'emilio sousa'
Cc: Whibley, Terry; Williams, Angelia M.; Wilson, Denise; RickHennConsulting@gmail.com; Straley, Matthew;
'HighlandParkCivicLeagueSecreta'; 'John Stewart'
Subject: RE: Mack's Barge changes to floor plan/design and notes

Mr. Fout,

Thank you for agreeing to work with us on modifications to your proposed Special Exception Application. Based on the changes you have outlined, the Colonial Place/Riverview Civic League Board has unanimously voted to withdraw our previous objection.

We wish you the best of luck and look forward to welcoming you to our area. Thanks again for your understanding and prompt response.

Regards,

John W. Robertson
Acting President
Colonial Place/Riverview Civic League

From: geoff@keagans.com [mailto:geoff@keagans.com]
Sent: Wednesday, January 27, 2016 7:28 PM
To: jrobert@JWRobertson.com; susan.pollock@norfolk.gov; ryderd@verizon.net; emilio sousa <emiliosousabldrs@verizon.net>
Cc: 'Whibley, Terry' <Theresa.Whibley@norfolk.gov>; 'Williams, Angelia M.' <angelia.williams@norfolk.gov>; 'Wilson, Denise' <Denise.Wilson@norfolk.gov>; RickHennConsulting@gmail.com; matthew.straley@norfolk.gov; 'HighlandParkCivicLeagueSecreta' <highlandpark_cl@yahoo.com>; John Stewart <jdstewart1@cox.net>
Subject: Mack's Barge changes to floor plan/design and notes

Please find attached 3 attachments:

1- design/floor plan adjustments- please note there will be only 8 additional tables more on the outside deck than whats been in place for years

2- letter from Stokes Environmental stating NO CORPS of Engineering concerns

3- Letter outlining the changes to the design and all the concerns from the Civic Leagues

Thank you for your time and consideration!

Geoff Fout

Geoff Fout
President & CEO Keagan's Restaurant Group
2425 Bowland Parkway Suite 107 Virginia Beach VA 23454
757-228-1787 phone
757-227-9818 fax

|